



AGENDA
Public Meeting
Township of South Stormont

Tuesday, December 1, 2020, 6:00 PM
2 Mille Roches Road Long Sault ON

Pages

- | | | | |
|-----------|--|---------|--|
| 1. | Call to Order | | |
| 2. | Disclosure of Pecuniary Interest | | |
| 3. | Public Meeting | | |
| | a. Zoning Amendment Application No. Z-2020-09 (Prime Home Builders) | 2 - 19 | |
| | b. Zoning By-law Amendment No. Z-2020-10 and Application for Plan of Subdivision (Fenton Farm Subdivision) | 20 - 54 | |
| 4. | Adjournment | | |

TOWNSHIP OF SOUTH STORMONT

PUBLIC MEETING CONCERNING A PROPOSED

ZONING BY-LAW AMENDMENT APPLICATION No. Z-2020-09

TAKE NOTICE THAT the Council of the Corporation of the Township of South Stormont will hold a virtual public meeting on **December 1st, 2020 at 6:00pm** to consider a proposed zoning by-law amendment under Section 34 of the Planning Act. Details appear below.

The purpose of this zoning amendment is to rezone Lots 223 and 224 Plan 228, French Street, Long Sault

From: "Residential Serviced (RS1) Zone"
To: "Residential Serviced – Second Zone, Exception Two – RS2-2"

The applicant is proposing to rezone the subject lands to allow construction of a semi-attached dwelling on the lot.

If you are the owner of any land that contains seven or more residential units, please post this notice in a location that is visible to all the residents.

If you wish to be notified of the decision of the Township of South Stormont on the proposed zoning by-law amendment, you must make a written request to: Planning Department, Township of South Stormont, P.O. Box 84, 2 Mille Roches Road, Long Sault ON K0C 1P0 or send an email to: info@southstormont.ca

If a person or public body would otherwise have an ability to appeal the decision of the Township of South Stormont to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of South Stormont before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of South Stormont before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

TAKE NOTICE THAT the Township of South Stormont is now conducting all public meetings/hearings virtually through Zoom. Members of the public will have the ability to watch meeting proceedings and participate, where appropriate, as detailed below.

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Members of the public who wish to participate in meetings will be able to do so by joining the Zoom meeting on their laptop, or via the Zoom mobile app on their mobile phone, or by dialing in from a phone. Registration is required in advance of the meeting.

Long distance charges may apply to those who dial-in by phone.
For details on how to register, visit the Township's website at <https://southstormont.ca/DevApps> for our Frequently Asked Questions document.

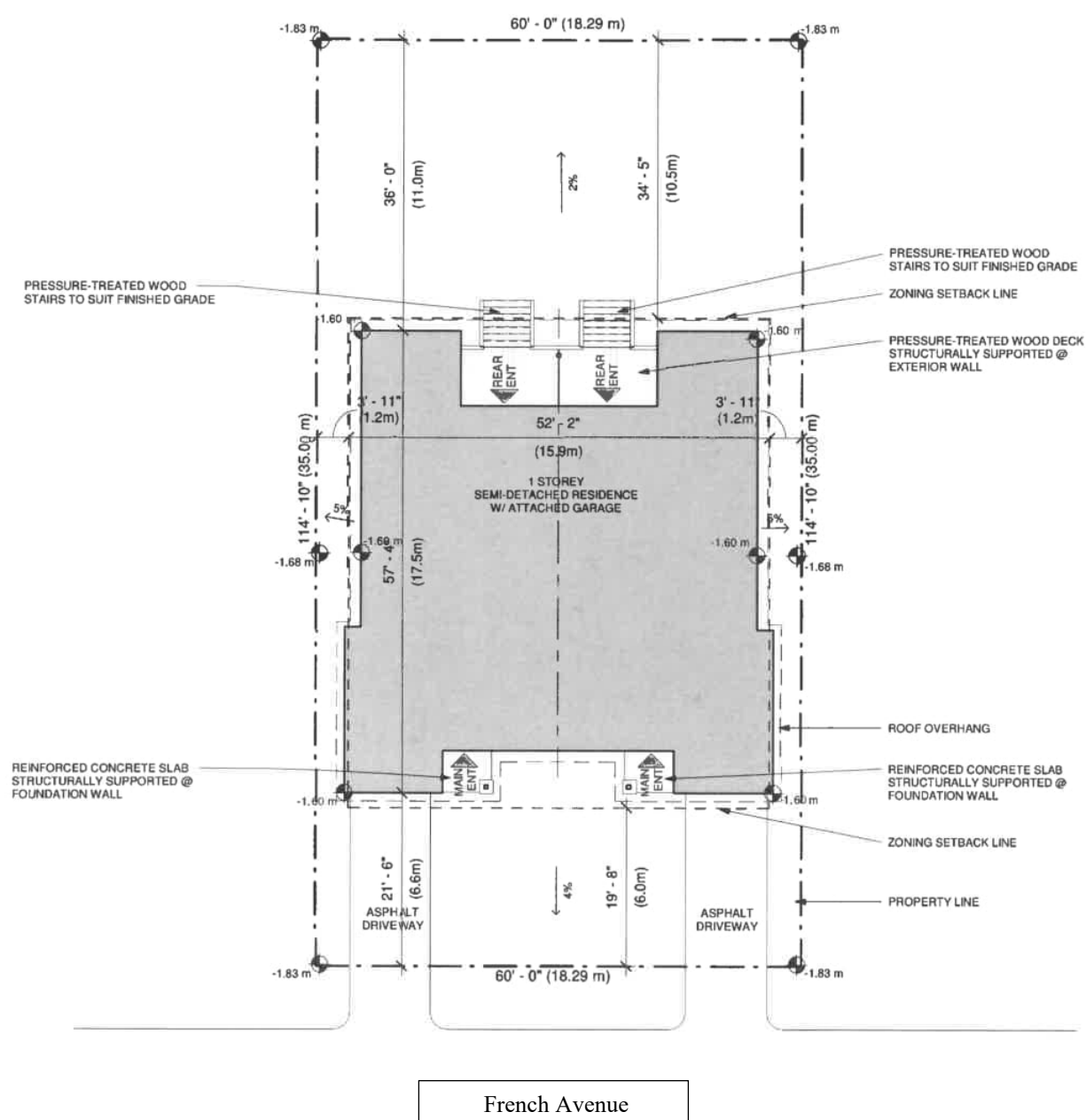
LAND DESCRIPTION – A key map showing the location of the subject lands is attached.

ADDITIONAL INFORMATION relating to the application additional information can be obtained by contacting Peter Young – peter@southstormont.ca

Dated this 5th day of November 2020

Township of South Stormont
Committee of Adjustment
2 Mille Roches Road
PO Box 84 Long Sault, ON K0C 1P0
info@southstormont.ca

Key Map





PUBLIC MEETING | December 1, 2020

PROPOSED AMENDMENT TO ZONING BY-LAW 2011-100

Public Meeting Process

- Proposed Application is outlined
- Opportunity for **public** comments
 - Those persons wishing to speak to the proposed amendment will have a chance to speak
 - The chair may direct some questions to the applicant or staff

Notice of Public Meeting

- Notice of the Public Meeting was sent to all owners of land within 120 metres of the subject lands via First Class Mail
- Notices were posted on signs at the entrance to each property
- Notice was also given electronically to the prescribed list established under the Planning Act

Opportunity for Appeal

- If a person or public body would otherwise have an ability to appeal the decision of the Township of South Stormont to the Local Planning Appeal Tribunal (LPAT), but they do not make oral or written submissions to the Township before the by-law is passed:
 - the person or public body is not entitled to appeal the decision; and,
 - the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so

Council Action

- Upon consideration of the comments made and documentation provided, Council will decide one of the following at a future meeting for each application:
 - pass and/or amend the By-Law;
 - defer the decision; or
 - refuse the zoning amendment application

APPLICATION Z-2020-09 (2534794 Ont. Inc)

Z-2020-09 | Subject Property

- Lots 223 and 224, Plan 228, Geographic Township of Cornwall, Township of South Stormont
- French Avenue, Long Sault
- Approximately 0.2 acres each



Z-2020-09 | Current Designation & Zoning

Official Plan Designation

Urban Settlement Area – Residential District

Current Zoning

Residential Serviced– First (RS1) Zone



Z-2020-09 | Background

- The lots are currently zoned to permit single detached dwellings
- The applicant wishes to build a semi-detached dwelling on each lot



Z-2020-09 | Proposed Amendment

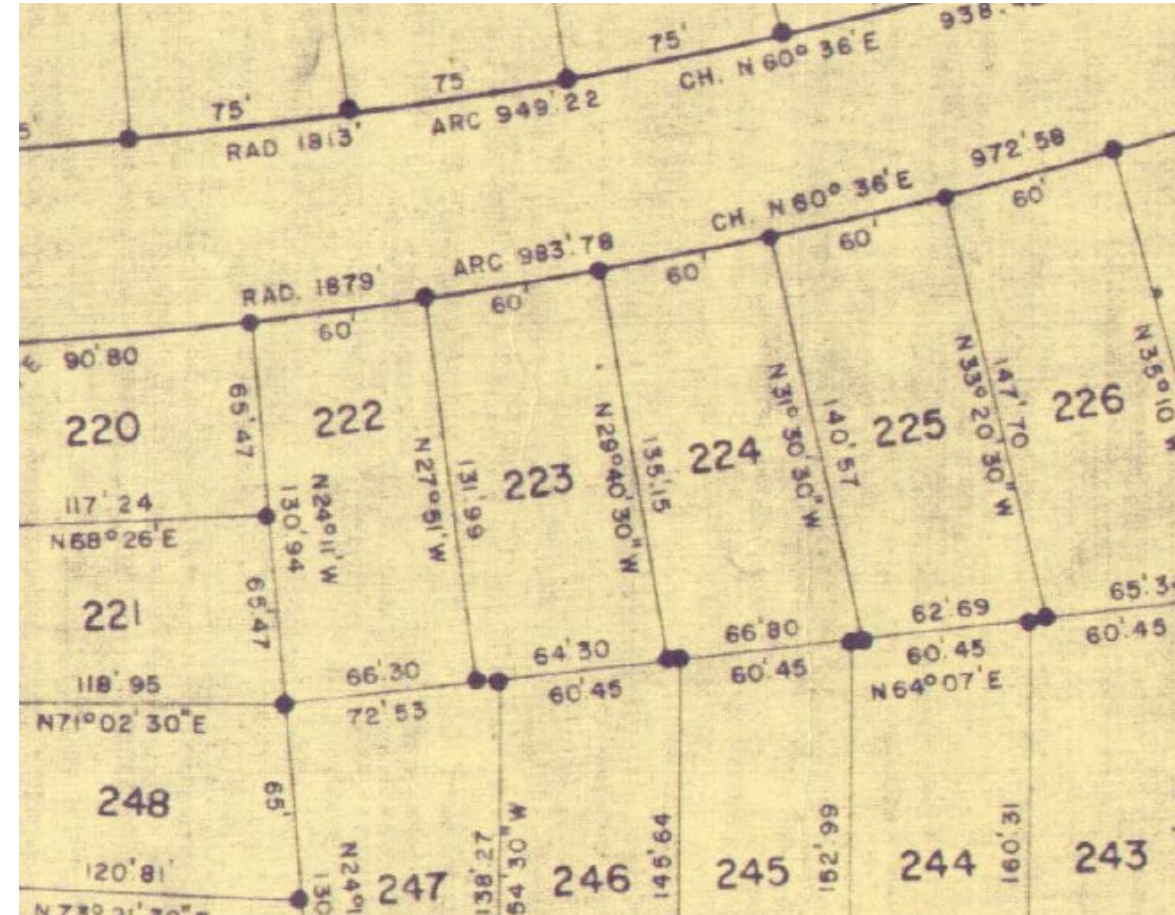
The purpose of the proposed amendment is to rezone the lands:

From: Residential Services– First (RS1)

**To: Residential Serviced– Second -
Special Exception Two (RS2-2)**

The RS2-2 zone permits a minimum lot frontage of 18 metres, versus the 20 metres required in the RS2 zone.

The lots are slightly irregular and 18.3m-20.1m wide



Z-2020-09 | Site Photos



Z-2020-09 | Applicable Policy

- **Sections 1.1.1 & 1.1.3** of the **Provincial Policy Statement** outlines the policies applicable to sustaining healthy, liveable, and safe communities through land use compatibility and efficiency, and generally outlines that Settlement Areas shall be the focus of growth and development in municipalities.
- **Section 1.7.1:** Long-term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- **Table 3.5** of the **Official Plan** outlines the permitted uses in the Residential District, which includes a full range of low, medium and high-density housing

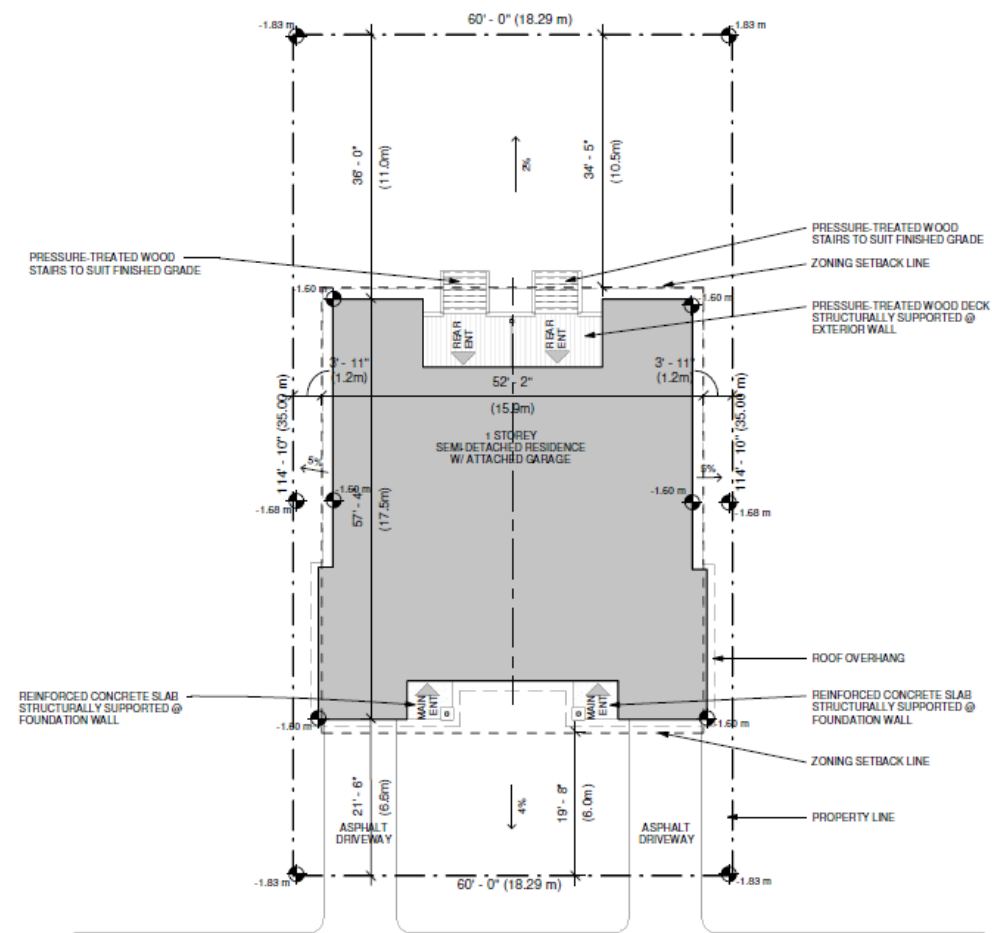
Z-2020-09 | Applicable Policy

- **Section 3.5.1** and **3.5.2** of the **Official Plan** outlines the set of planning principles that municipalities shall apply to the review of planning applications
- **Section 3.5.2.1** of the Official Plan states that “Local Municipalities will encourage compact development by directing development onto vacant lands within existing settlement areas. Development which is contiguous to existing built-up areas within these settlement areas shall be prioritized over fragmented, remote or unserviced development that could also negatively impact natural heritage systems.”
- **Section 3.5.2.2** of the Official Plan states that “Residential developments of different heights and densities may be permitted where the scale and character is in keeping with existing or planned surrounding residential heights and densities.

Z-2020-09 | Comments Received

- As of November 27, 2020, 31 submissions have been received against the proposed development
- Concerns raised include:
 - Impact on property values and aesthetics
 - Overcrowding, congestion, and poor visibility near the corner
 - There are issues with drainage and the subdivision has still not been completed
 - There is a desire to keep the original plan for single detached zoning

Z-2020-09 | Further Comment



QUESTIONS?



**NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING
CONCERNING APPLICATIONS FOR PLAN OF SUBDIVISION AND ZONING
BY-LAW AMENDMENT**



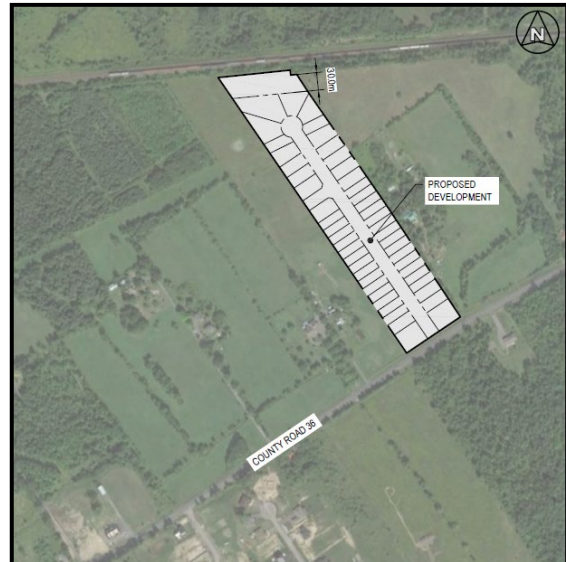
**SDG File 01-SS-S-2020
Township File Z-2020-10
Owner: Newell & Grant Brown Ltd.**



TAKE NOTICE that the Council of the Corporation of the Township of South Stormont hereby gives Public Notice of the receipt of an Application for Plan of Subdivision in accordance with Subsection 51(20) of the *Planning Act* and Ontario Regulation 544/06. The Township of South Stormont will hold a virtual public meeting on **December 1st, 2020, 6:00 PM on Zoom**. The meeting is being held on behalf of the United Counties of Stormont, Dundas and Glengarry, which is the approval authority for the subdivision application.

LANDS AFFECTED: The proposed subdivision is located north of County Rd 36 within the village of Long Sault, and at Part of the east half of Lot 33, Concession 5, being Parts 1-6 on Reference Plan 52R-7695 (former Cornwall Twp.)

PROPOSED DEVELOPMENT: The applicant intends to develop the subject parcel of approximately 15 Acres, with a residential subdivision consisting of fifty-six (56) residential units (30 single detached, 26 semi-detached). Each of the proposed lots will be serviced by municipal water and sewer services.



Council will also consider an application for rezoning of the lands from

**From: "Rural- Special Exception Seven (RU-7), Residential Serviced - First (RS1).
To: "Residential Serviced - First and Second (Holding) (RS1-h and RS2-h)"**

The purpose and effect of the zoning amendment is to rezone the subject lands to Residential Serviced-First and Second (Holding) based on the lot fabric of proposed subdivision. The holding zone would be in place until a subdivision agreement is approved for the lands.

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Long distance charges may apply to those who dial-in by phone. For details on how to register for the meeting, visit the Township's website at <https://southstormont.ca/DevApps> for our Frequently Asked Questions document.

If a property contains seven or more residential units, the owner is required to post this notice at a location that is visible to all of the residents.

ANY PERSON may join the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision and zoning amendment.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the United Counties of Stormont, Dundas and Glengarry in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the United Counties of Stormont, Dundas and Glengarry to the Local Planning Appeal Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the United Counties of Stormont, Dundas, and Glengarry in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the United Counties of Stormont, Dundas and Glengarry in respect of the proposed Plan of Subdivision you must make a written request to the United Counties of Stormont, Dundas and Glengarry, 26 Pitt Street, Cornwall, Ontario, K6J 3P2, Attention: Stephanie Morin, Planning Technician (smorin@sdgcounties.ca)

If a person or public body would otherwise have an ability to appeal the decision of the Township of South Stormont to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of South Stormont before the by-law is passed, the person or public body is not entitled to appeal the decision.

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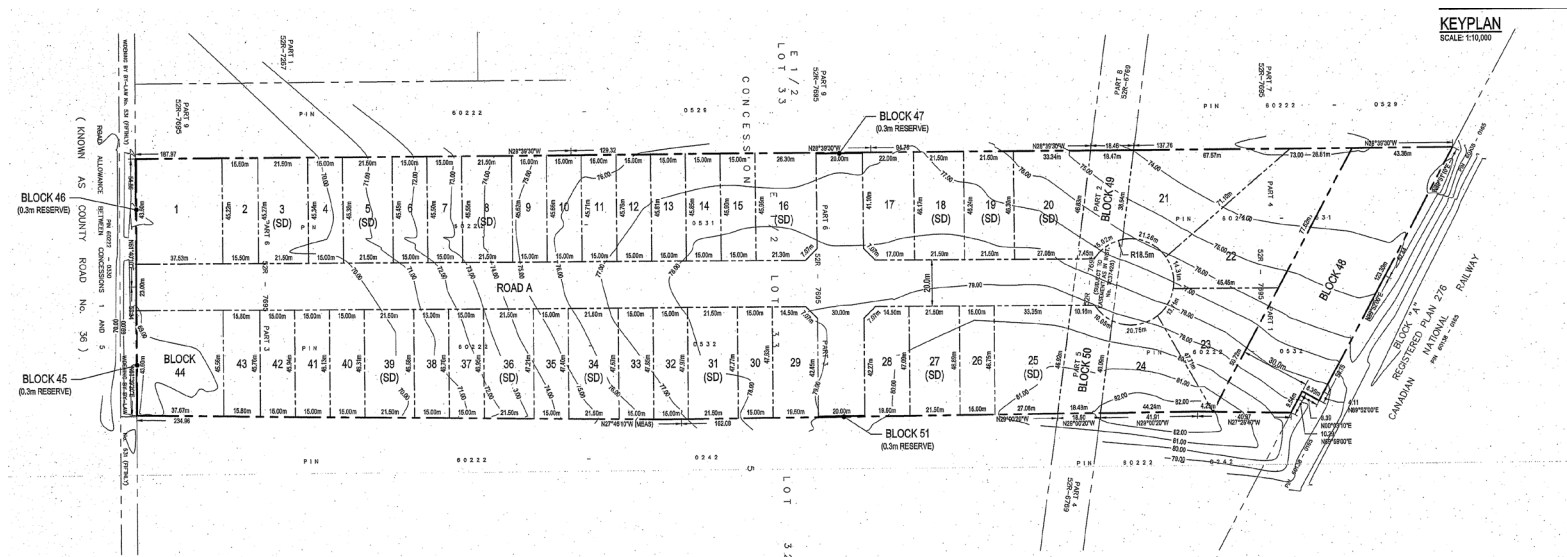
If you wish to be notified of the decision of the Township of South Stormont on the proposed zoning by-law amendment, you must make a written request to: Planning Department, Township of South Stormont, P.O. Box 84, 2 Mille Roches Road, Long Sault ON K0C 1P0 or send an email to: info@southstormont.ca

ADDITIONAL INFORMATION relating to the proposed Plan of Subdivision is available between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Township of South Stormont municipal offices or at <https://www.southstormont.ca/devapps>

DATED AT THE TOWNSHIP OF SOUTH STORMONT THIS 9th DAY OF NOVEMBER 2020.

Loriann Harbers, CMO
Director of Corporate Services/Clerk
Township of South Stormont
2 Mille Roches Road, P.O. Box 84
Long Sault, ON, K0C 1P0
613-534-8889
info@southstormont.ca

Draft Plan of Subdivision



Zoning By-law Amendment: (Z-2020-10) and Plan of Subdivision (SDG File: 01-SS-S-2020)

Introduction

- Requests to be notified of the decision may be submitted to the Township of South Stormont Clerk, or United Counties of SDG Director of Transportation and Planning
- This meeting is being held pursuant to Section 51(20)(b) and Section 34 of the Planning Act

Public Meeting Outline

- This meeting is an open forum for the public and Council to gather information, ask questions, and voice comments and concerns
- A brief overview of the subdivision/rezoning application process is provided by staff, followed by a presentation by the applicant
- Following the presentations there will be an opportunity for comments and questions from the public and council, and an opportunity for the applicant to address them
- **No decision will be made tonight**

Notice of Public Meeting

- Notice of the Public Meeting was sent to all owners of land within 120 metres of the subject lands via First Class Mail
- Notice was posted on a sign at the entrance to the property
- Notice was given electronically to the prescribed list established under the Planning Act

Subdivision Overview

- The United Counties of SDG has authority to approve or refuse the proposed Plan of Subdivision
- Following the public meeting, the United Counties will review all submissions made by the public and agencies respecting the proposal before making a decision
- If approved, conditions are drafted to address development requirements, as well as items raised through public and agency consultation, which include the requirement to enter into a subdivision agreement and submission and approval of a stormwater management plan, for example.

Zoning Amendment Overview

- The Council of the Township of South Stormont has authority to approve or refuse the proposed zoning amendment. Following the public meeting, the Township will review all submissions made by the public and agencies respecting the proposal before making a decision
- Upon consideration of the comments made and documentation provided, Council will decide one of the following at a future meeting:
 - pass and/or amend the By-Law;
 - defer the decision; or
 - refuse the zoning amendment application.

Opportunity for Appeal

- 20-day appeal period begins following decision
- Subdivision: Members of the public do not have the ability to appeal the decision to approve or refuse a plan of subdivision application
- Rezoning: If a person or public body would otherwise have an ability to appeal the decision of the Township of South Stormont to the Local Planning Appeal Tribunal (LPAT), but they do not make oral or written submissions to the Council before a decision is made to approve or refuse the proposal:
 - the person or public body is not entitled to appeal the decision; and,
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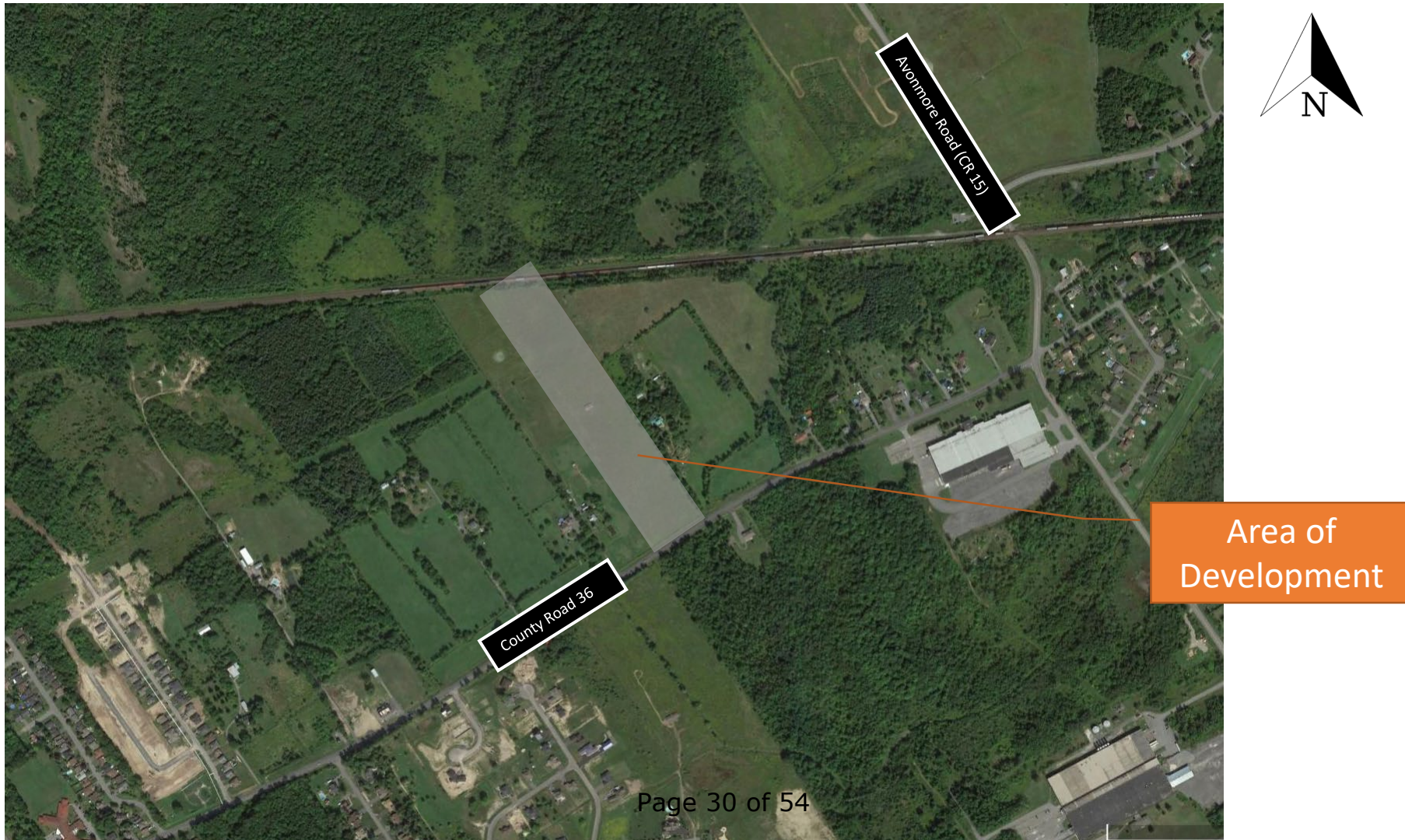
FENTON FARM SUBDIVISION

Draft Plan & Zoning Amendment
Presentation

December 1st, 2020

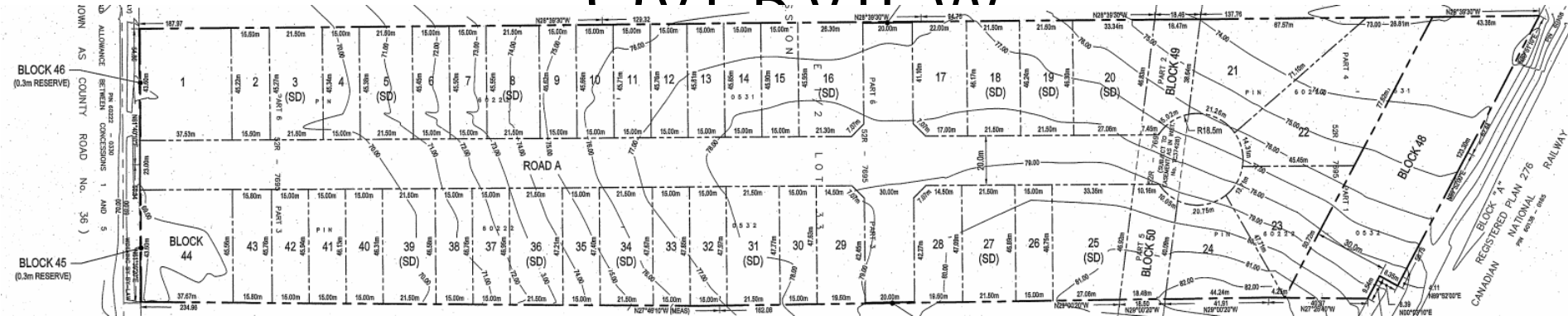


FENTON FARM SUBDIVISION OVERVIEW



FENTON FARM SUBDIVISION

OVERVIEW

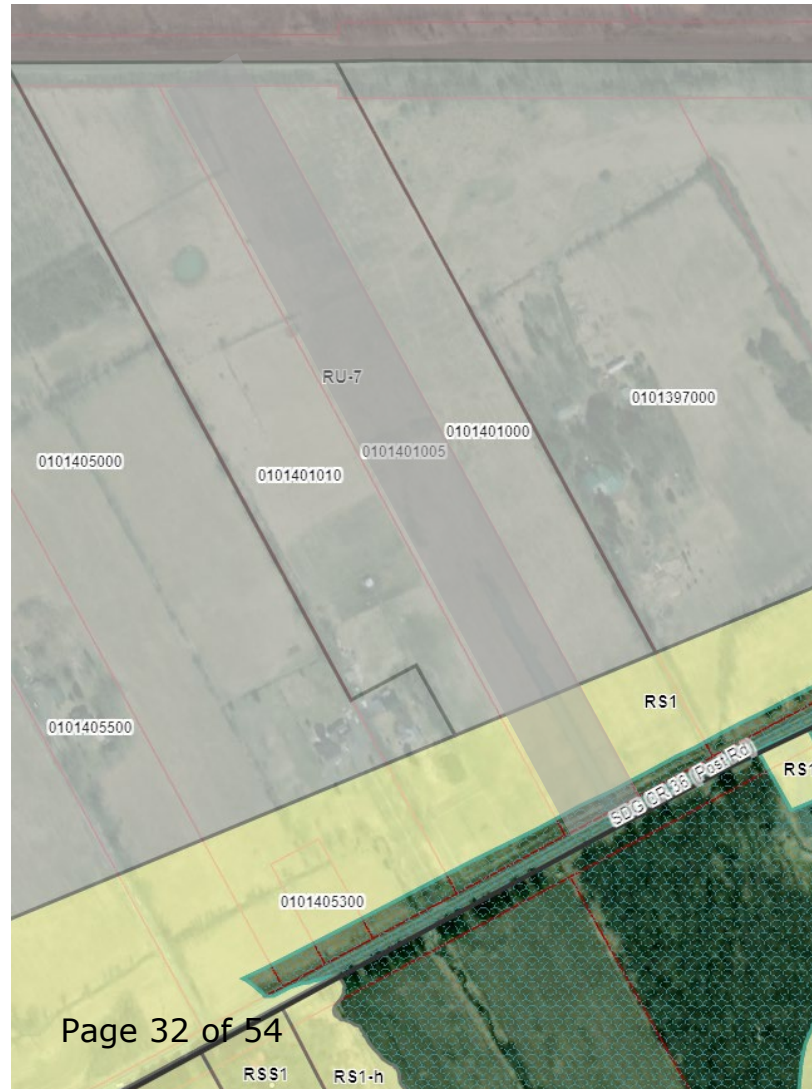


- Located on Part of E ½ Lot 33, Concession 5, in the Township of South Stormont (Geographic Township of Cornwall) within the County of Stormont, Ontario;
- Proposed 6.05 hectare (14.95 acres), 43 lot development;
- Single family dwellings;
 - Assortment of detached and semi-detached homes;
 - Average lot size (detached) = 0.17 acres
 - Average lot size (semi-detached) = 0.24 acres

FENTON FARM SUBDIVISION CURRENT ZONING

Subject Land is currently zoned as:

1. Rural Special Exception Seven (RU-7);
2. Residential Serviced-First (RS-1);
3. Flood Plain (FP).

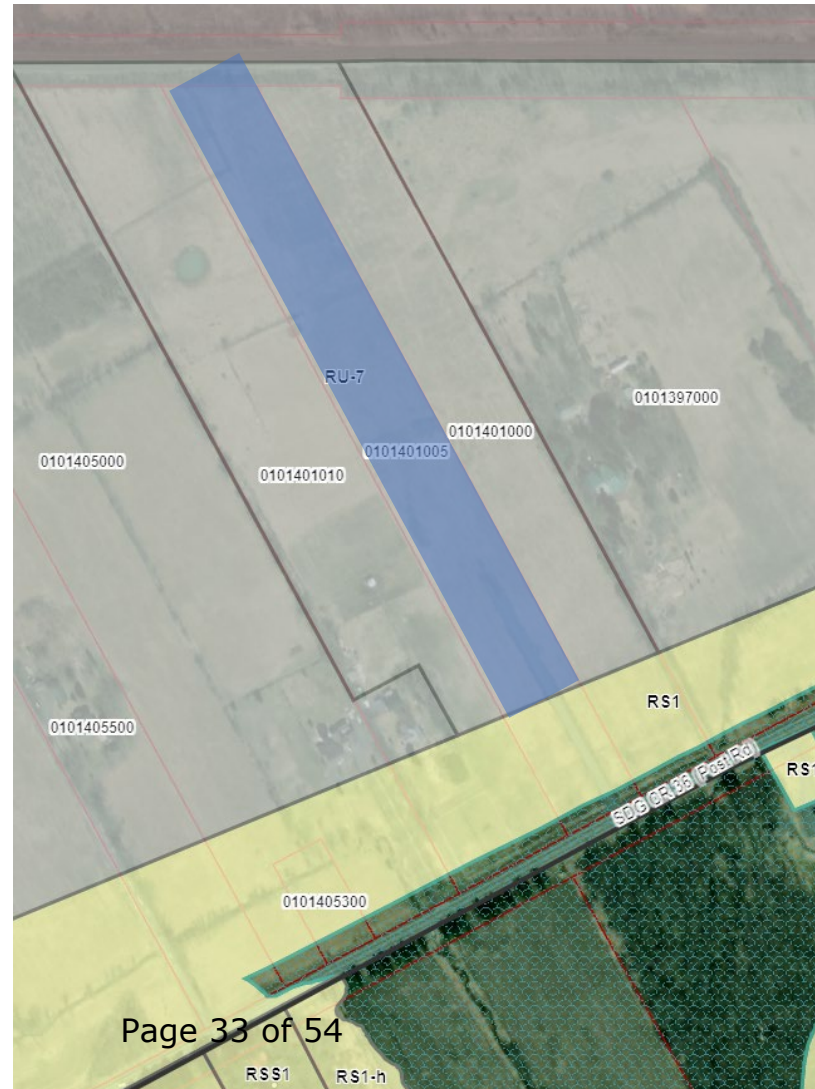


FENTON FARM SUBDIVISION CURRENT ZONING – RU-

7

Rural Special Exception Seven
(RU-7) allows for:

- Agriculture-related uses
- Cemetery
- Club, non-profit
- Conservation use
- Dwelling, accessory
- Dwelling, single detached
- Farm produce outlet
- ...



FENTON FARM SUBDIVISION CURRENT ZONING – RS-1

Residential Serviced-First (RS-1)
allows for:

- Dwelling, single detached;
- Dwelling, secondary unit
- Group home, type 1
- Group home, type 2
- Home-based business



FENTON FARM SUBDIVISION CURRENT ZONING - FP



Flood Plain (FP) allows for:

- Agricultural, conservation and forestry use (excluding buildings)
- Marina
- All buildings or structures in existence on a day of passing of this Zoning By-Law
- Passive recreational use
- Uses accessory to a residential use located on the same lot
- Buildings for flood or erosion control purposes

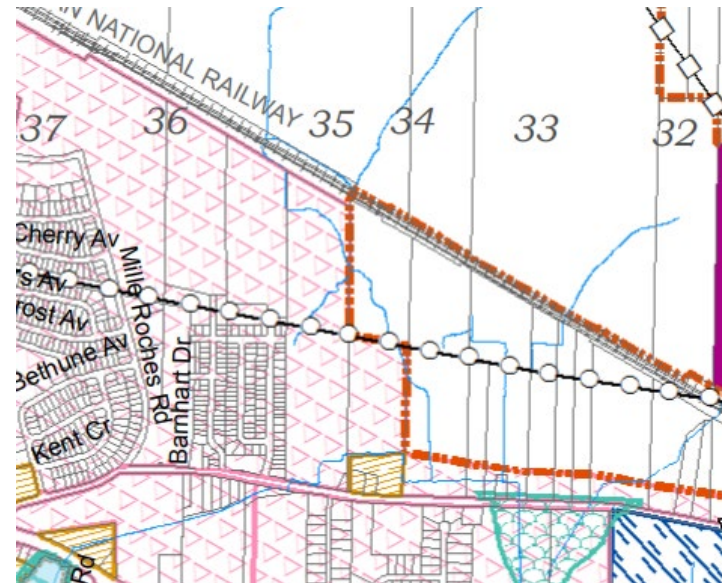
FENTON FARM SUBDIVISION CURRENT ZONING - FP



- RRCA has been consulted;
- Development is on limits of flood plain – no dwellings or construction will occur in flood plain, which met RRCA requirements.

FENTON FARM SUBDIVISION OFFICIAL PLAN

- The SD&G's Official Plan was recently amended to adjust the settlement boundary of Long Sault to include lands identified as future growth
- Under the amendment, the subject land has been identified as 'Residential District'
 - Allows for a full range of low, medium and high-density housing types



FENTON FARM SUBDIVISION ZONING AMENDMENT



- EVB Engineering is seeking to amend the zoning of the subject land to Residential Serviced-First and Second (Holding), and Open Space.

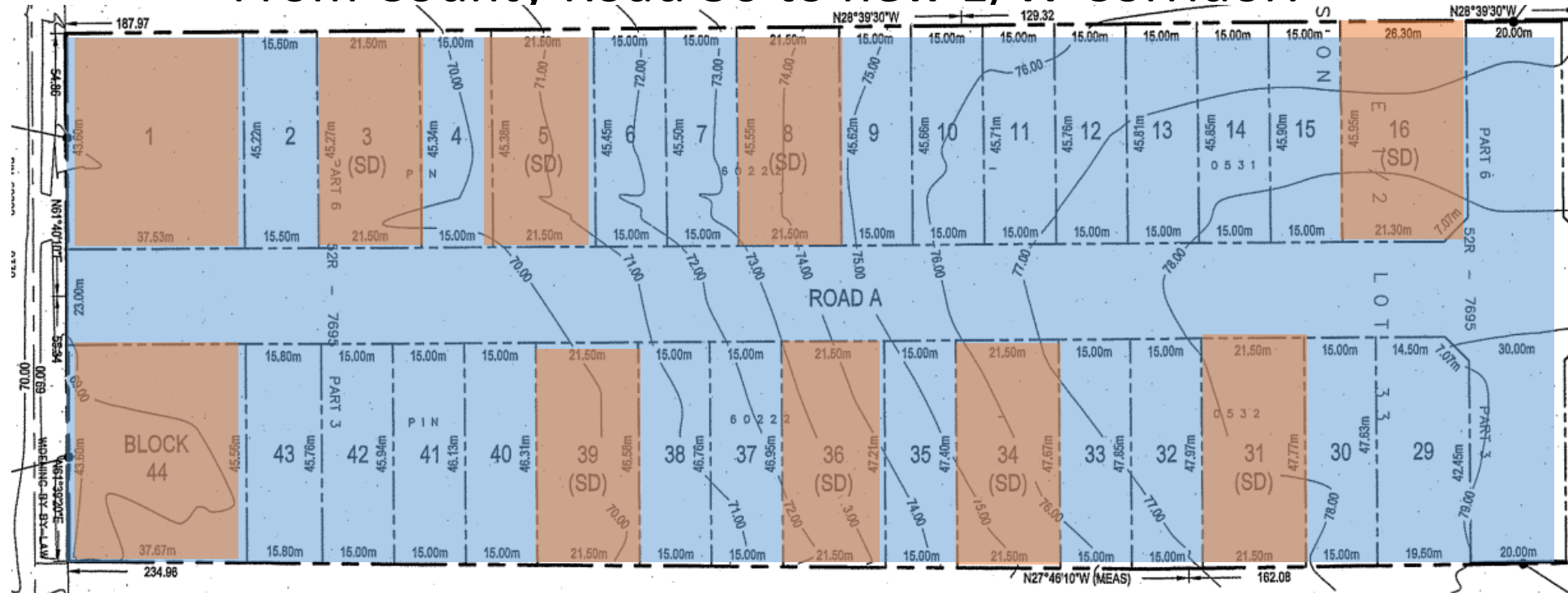
FENTON FARM SUBDIVISION ZONING AMENDMENT

Design Criteria:

- RS-1 and RS-2 both allow for single detached dwellings
- RS-2 additionally allows for semi-detached dwellings
- RS-2 requires a minimum lot frontage of 20m
 - Only allocated to lots designated as semi-detached
- OS-1 allocated to areas where no buildings will be located thereon
 - Includes the berm and the Trans Northern Pipeline easement

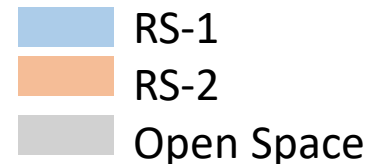
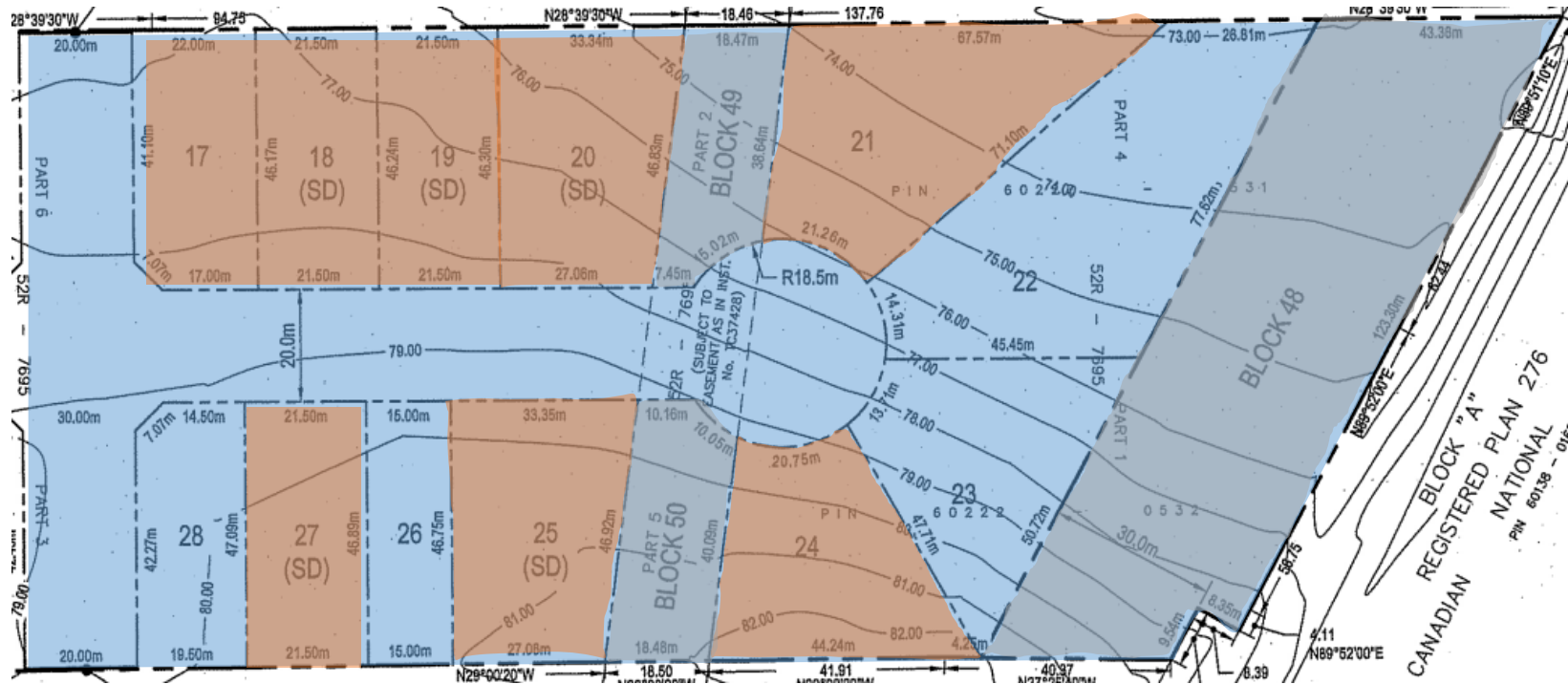
FENTON FARM SUBDIVISION ZONING AMENDMENT

- From County Road 36 to new E/W Corridor:

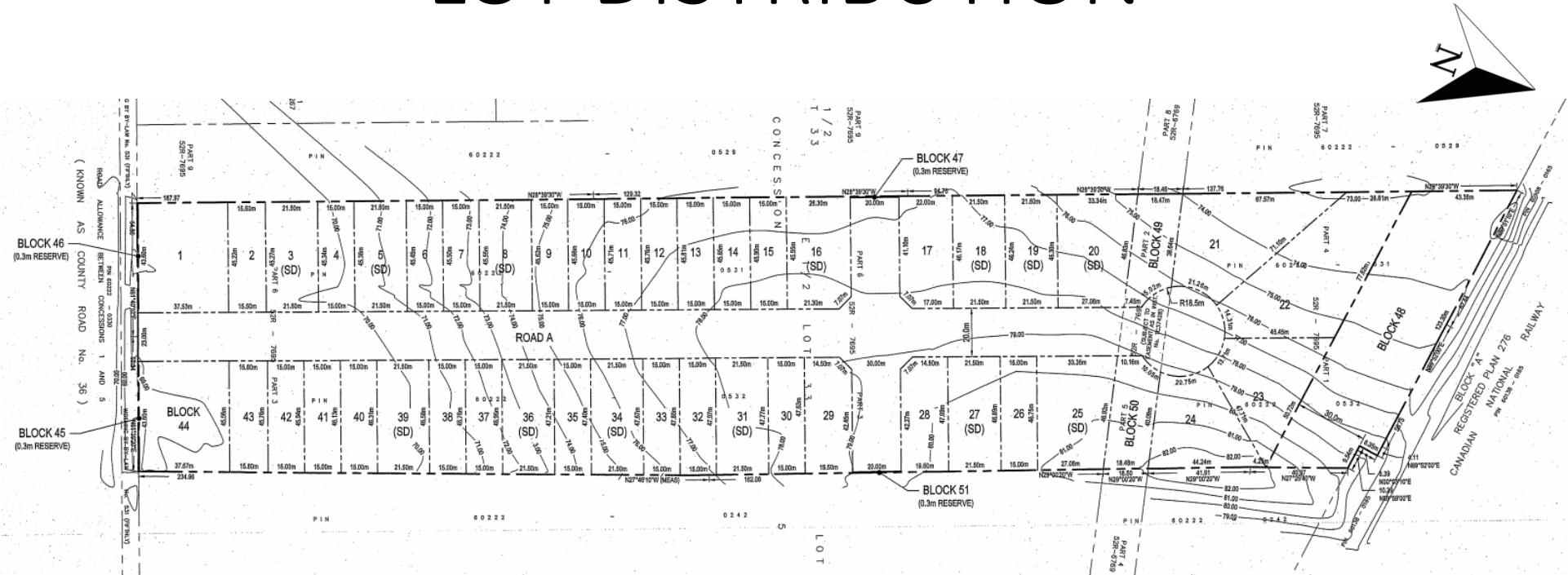


FENTON FARM SUBDIVISION ZONING AMENDMENT

- From new E/W Corridor to Cul-de-Sac:



FENTON FARM SUBDIVISION LOT DISTRIBUTION

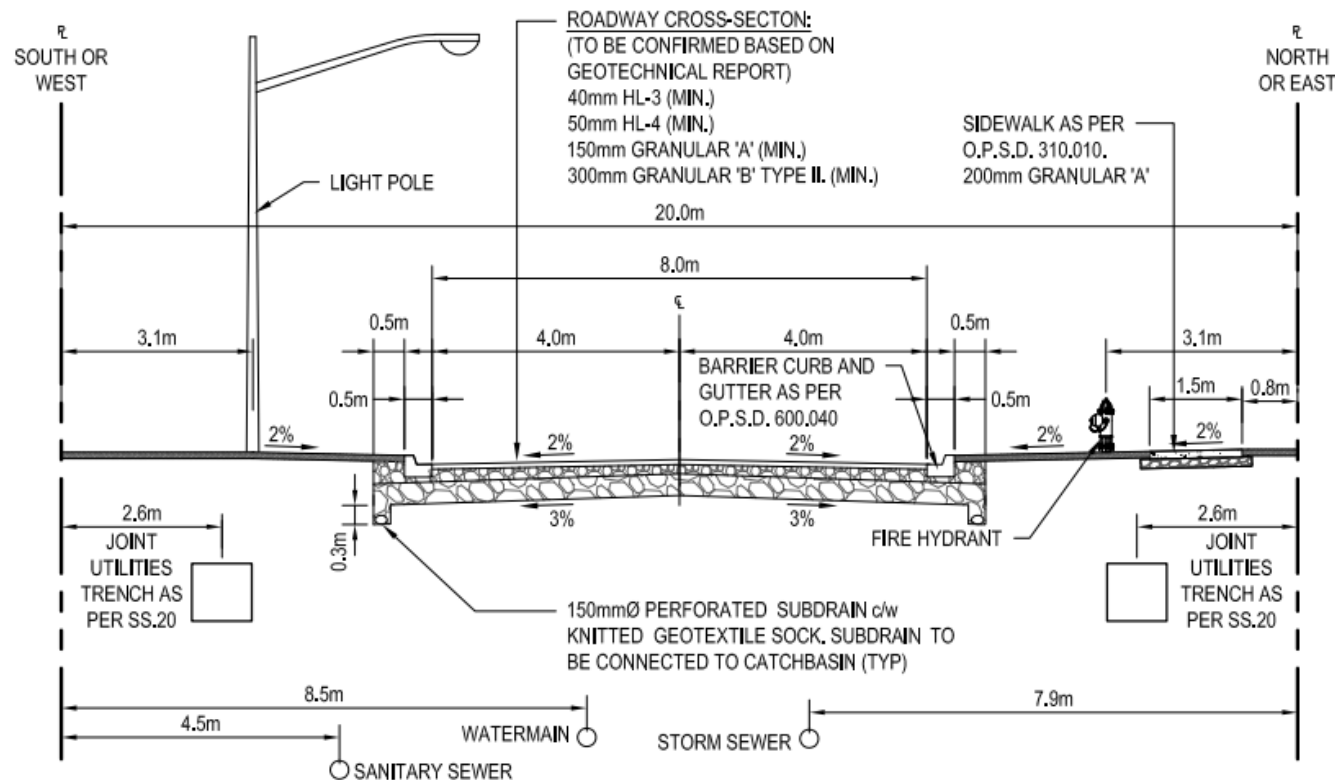


- 43-lot development
 - 30 single-unit dwellings
 - 13 semi-detached units (26 dwellings)

FENTON FARM SUBDIVISION

20.0m URBAN R.O.W.

NOTE: FIRE HYDRANT SHOULD BE INSTALLED
3.1m FROM PROPERTY LINE.



- Asphalt roadway consisting of two 4.0m wide lanes
- Barrier curb and gutter on each side
- 1.5m sidewalk

FENTON FARM SUBDIVISION

SANITARY SERVICES

Sanitary Collection System:

- Connect to the existing 250mmØ sanitary sewer located along County Road 36;
- Sewage will be transported to the Long Sault wastewater treatment plant, located on Robin Road;
- Sanitary laterals will service each property;
- The Wastewater Masterplan (completed by WSP, July 2014) concluded that the sewer system has sufficient capacity.



Long Sault
Wastewater
Treatment
Facility

FENTON FARM SUBDIVISION WATER SERVICES

Water Supply:

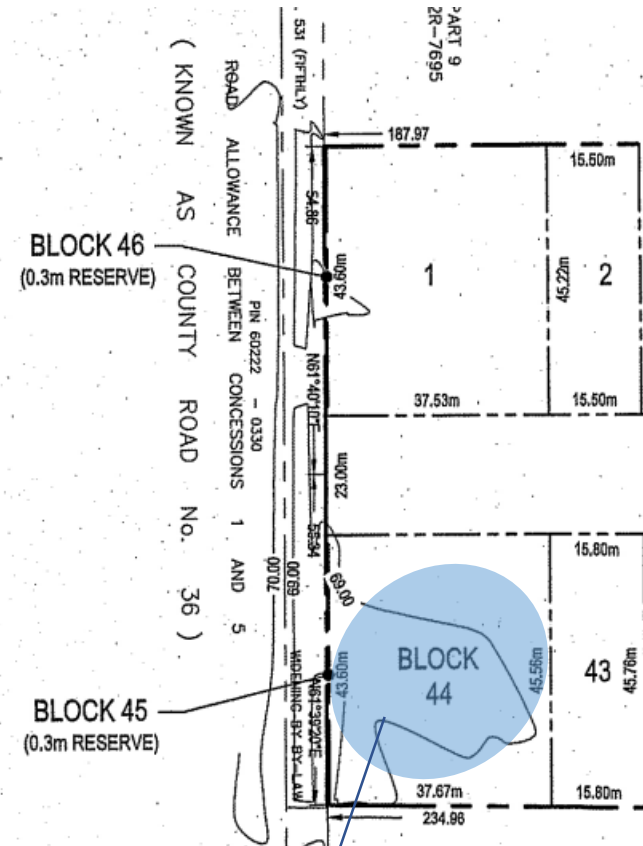
- Connect to the existing 200mmØ watermain located along County Road 36;
- Minimum pressure of 20psi under maximum day plus fire flow conditions;
- Water service laterals will service each property;
- The existing watermain was sized for future development.



FENTON FARM SUBDIVISION STORMWATER MANAGEMENT

Stormwater Collection:

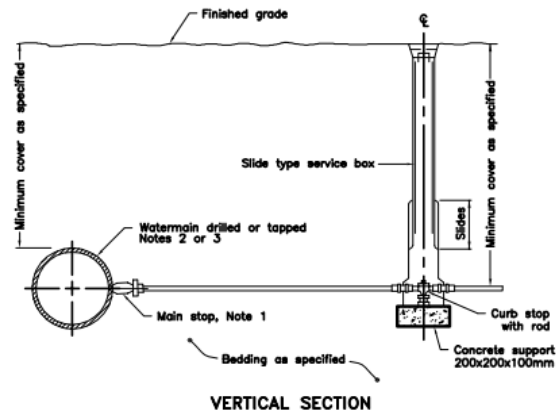
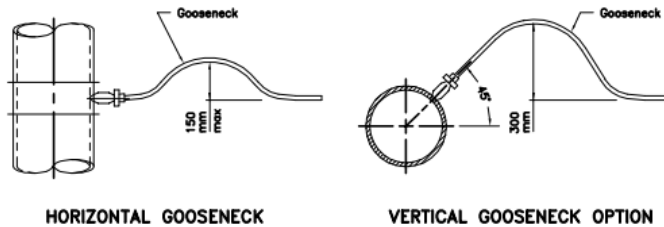
- Stormwater discharge, due to the development of the site, will not be increased;
- Runoff will be conveyed to a new stormwater management facility (wet pond or wetland) – located at the southerly limits of the development – ‘Block 44’;
- Stormwater conveyed via:
 - Lot grading
 - Storm Sewers
 - Roadside Catchbasins
 - Rear Yard Swales and Catchbasins



Location of Wet
Pond / Wetland

FENTON FARM SUBDIVISION

MUNICIPAL SERVICES



NOTES:

- 1 For plastic service pipes, install main stop at 15' above horizontal with a minimum 1.2m long gooseneck.
- 2 Direct tap ductile iron pipe with approved tool with standard AWWA inlet thread.
- 3 Service connections to plastic watermain shall be made using service saddles or factory made tees.
- A When specified, the vertical gooseneck option shall be used.
- B Couplings shall not be permitted unless the service length exceeds 20m between the main stop and curb stop.
- C All water services shall be installed 90° to the longitudinal axis of the watermain.
- D Backfill material within 500mm of service box shall be native or imported, as specified.
- E All dimensions are in millimetres unless otherwise shown.

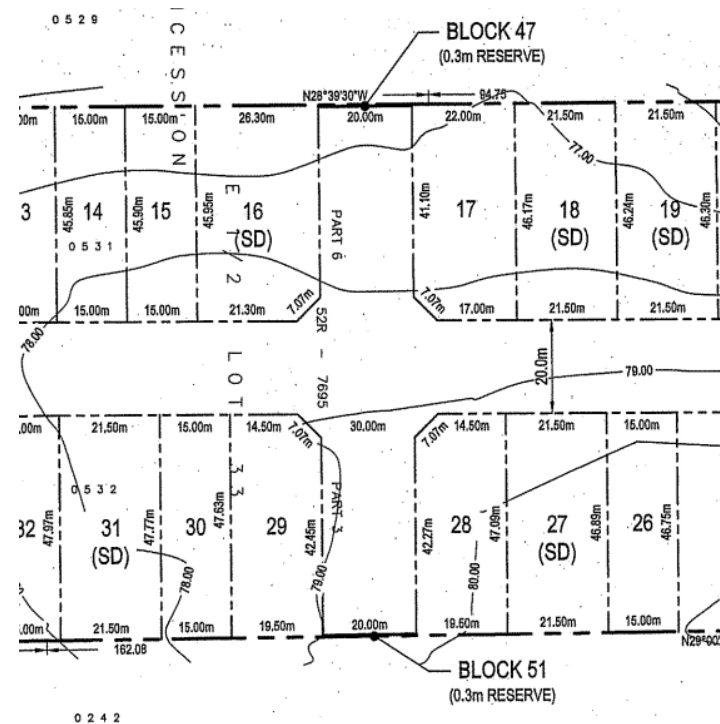
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2013	Rev 3
WATER SERVICE CONNECTION		
19 and 25mm DIAMETER SIZES		
	OPSD 1104.010	

The following services will be provided to the proposed Fenton Farm Subdivision:

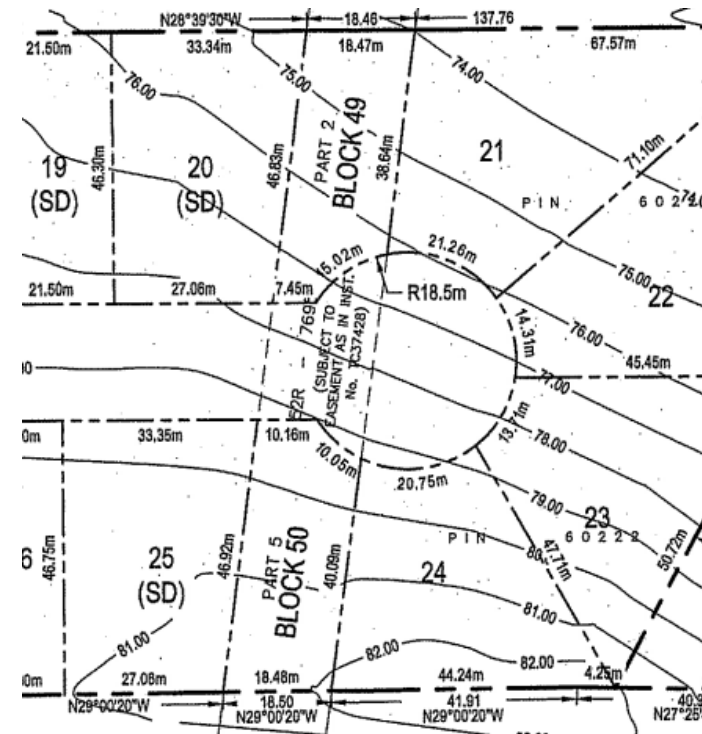
- 19mmØ Water Service
- 100mmØ Sanitary Service
- 100mmØ Storm Service
- Asphalt Roadways and Driveway Connections
- Utilities (Bell, Gas, Hydro)
- Street Lighting

FENTON FARM SUBDIVISION ROADWAY CONNECTION/TERMINATION

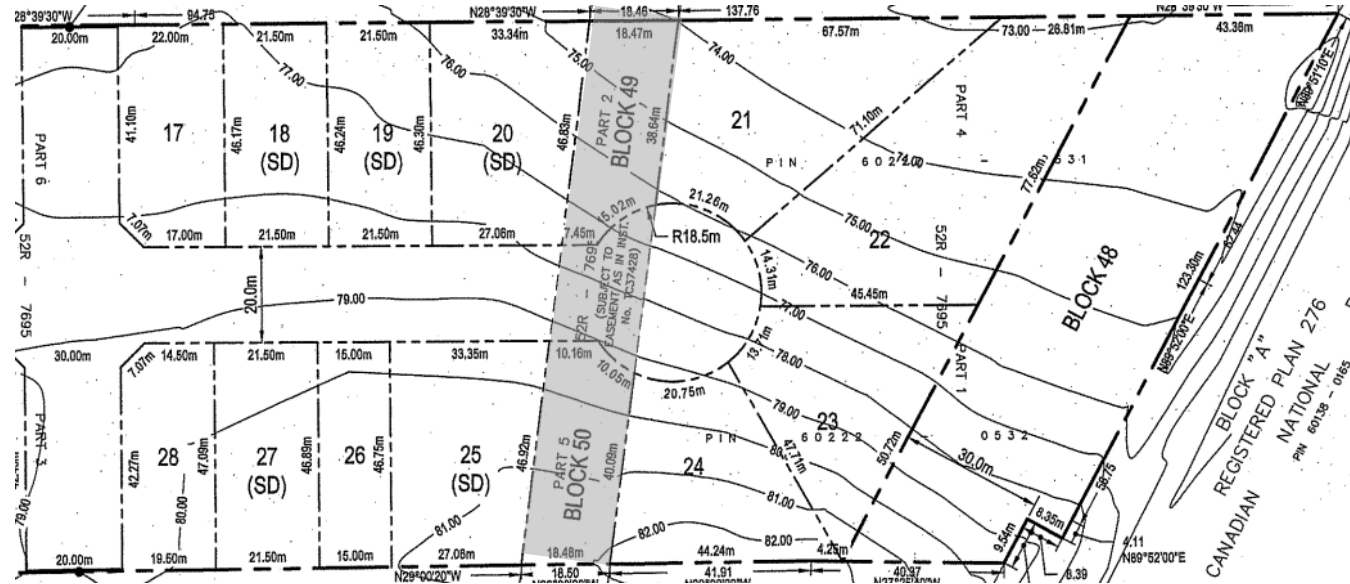
A 20.0m east / west right-of-way for future connections



A turning circle provided at northern termination

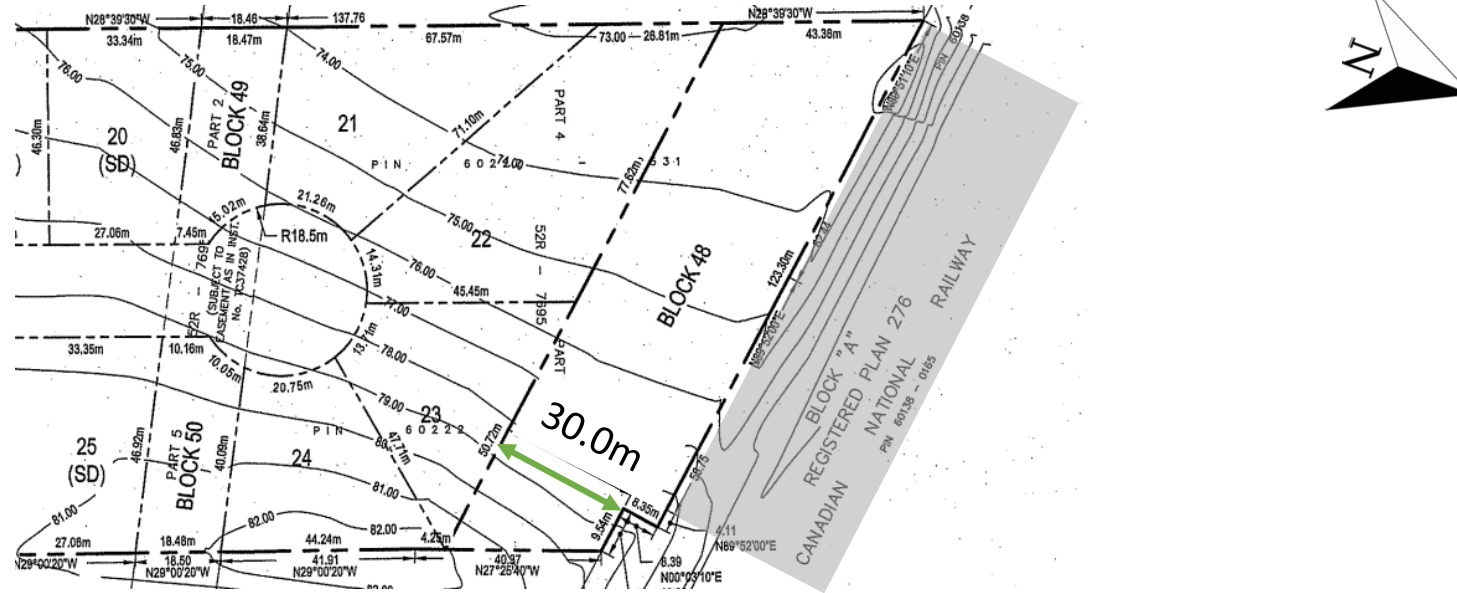


FENTON FARM SUBDIVISION TRANS-NORTHERN PIPELINE



- A Trans-Northern pipeline easement currently runs across the proposed subdivision;
- The sanitary sewer, storm sewer and watermain will cross at this location.

FENTON FARM SUBDIVISION RAIL LINE

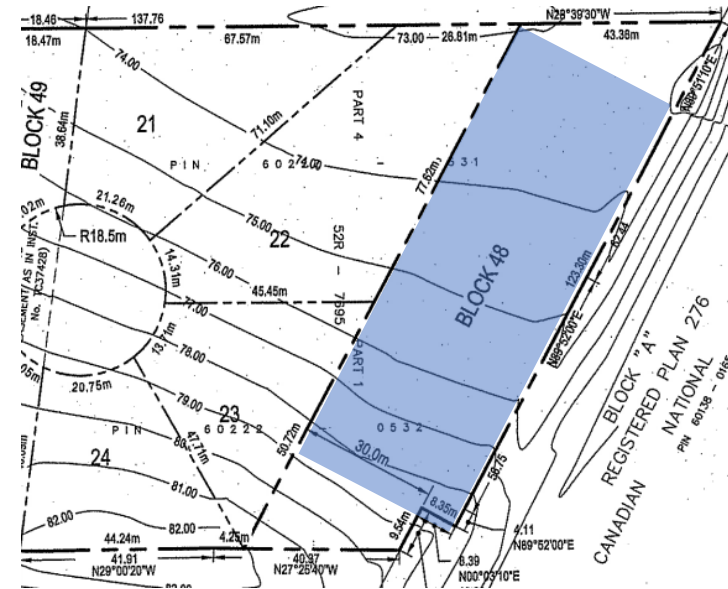


- A rail line is located at northerly limits of the subject land
 - A 30.0m building setback has been allocated for new residential dwellings;
 - A Noise and Vibration Study was completed by HCG Engineering (October 2, 2020).

FENTON FARM SUBDIVISION BERM CONSTRUCTION



- A 5.5m high earthen berm will be constructed on “Block 48”, in parallel to the railway for Lots 22 and 23.
- An acoustic barrier will be incorporated along the rear yards of Lots 21 and 24.



FENTON FARM SUBDIVISION

SIGHT DISTANCE

The intersection sight distance was calculated in order to ensure vehicles can safely execute all available maneuvers:

1. Vehicles turning left onto CR36 with traffic approaching from the left (Figure 1);
2. Vehicles turning left onto CR36 with traffic approaching from the right (Figure 1);
3. Vehicles turning right onto CR36 with traffic approaching from the left (Figure 2).

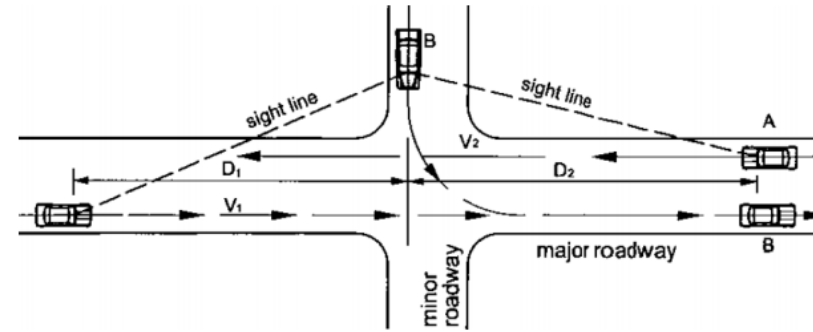


Figure 1: Departure - left turn

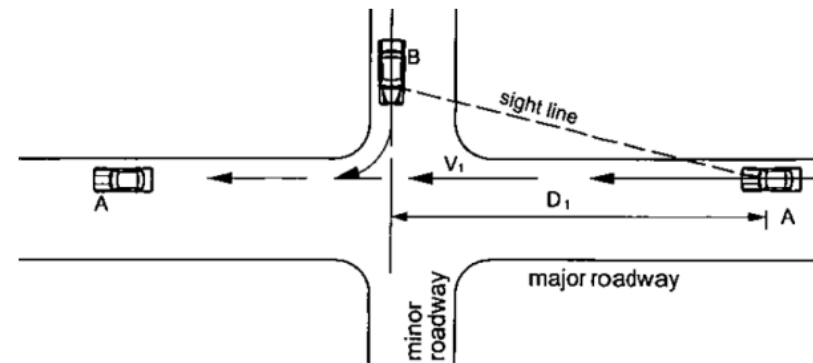


Figure 2: Departure - right turn

FENTON FARM SUBDIVISION SIGHT DISTANCE

**At Entrance; Looking
west along CR 36**



**At Entrance; Looking east
along CR36**



QUESTIONS?

